DOLLAR GENERAL

1051 HWY 55 MONTEGUT, LA 70377

BANG
REALTY

TRI OAK
CONSULTING GROUP

TRI OAK CONSULTING GROUP

BANG REALTY

Sam Roe
Net Lease Advisor
678.272.4961
Sam@Tri-Oak.com

Rutland Patterson
Net Lease Advisor
(404) 341-7460
Rutland@tri-oak.com

Brian Brockman
License #: RM423816
Bang Realty-Pennsylvania Inc
bor@bangrealty.com
513-898-1551

TABLE OF CONTENTS

TRI OAK CONSULTING GROUP

BANG REALTY

CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and is intended solely for your limited use in assessing your interest in acquiring the Subject Property. It includes selected information about the Property but does not represent the complete state of affairs of Tri-Oak Consulting Group (“the Owner”) or the Property. This document is not comprehensive and may not contain all the details prospective investors require to evaluate a real estate purchase. All financial projections and information provided are for general reference only, based on assumptions about the economy, market conditions, competition, and other factors outside the Owner's or Tri-Oak Consulting Group's control. As such, these projections and assumptions are subject to significant changes. Measurements, such as acreages and square footages, are approximations. Further information and the opportunity to inspect the Property will be available to qualified interested buyers. Neither the Owner nor Tri-Oak Consulting Group, nor their directors, officers, affiliates, or representatives, make any express or implied representations or warranties regarding the accuracy or completeness of this Offering Memorandum or its contents. No legal obligations arise from your receipt of this document or its use; you should rely solely on your own investigations and inspections when considering a potential purchase. The Owner reserves the right to reject any or all expressions of interest or purchase offers and may terminate discussions with any party at any time, with or without notice, following the review of this Offering Memorandum. No legal commitment exists until a written purchase agreement has been fully executed, delivered, and approved by the Owner, with all conditions met or waived. By receiving this Offering Memorandum, you agree to treat its contents as confidential and not disclose it to any third party without prior written consent from the Owner or Tri-Oak Consulting Group. You also agree not to use this document in any way that could harm the interests of the Owner or Tri-Oak Consulting Group. Certain documents, such as leases, are summarized within this Offering Memorandum. These summaries do not claim to be complete or necessarily accurate representations of the full agreements. Interested parties are encouraged to independently review all summaries and related documents without relying solely on this Offering Memorandum.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

BANG REALTY

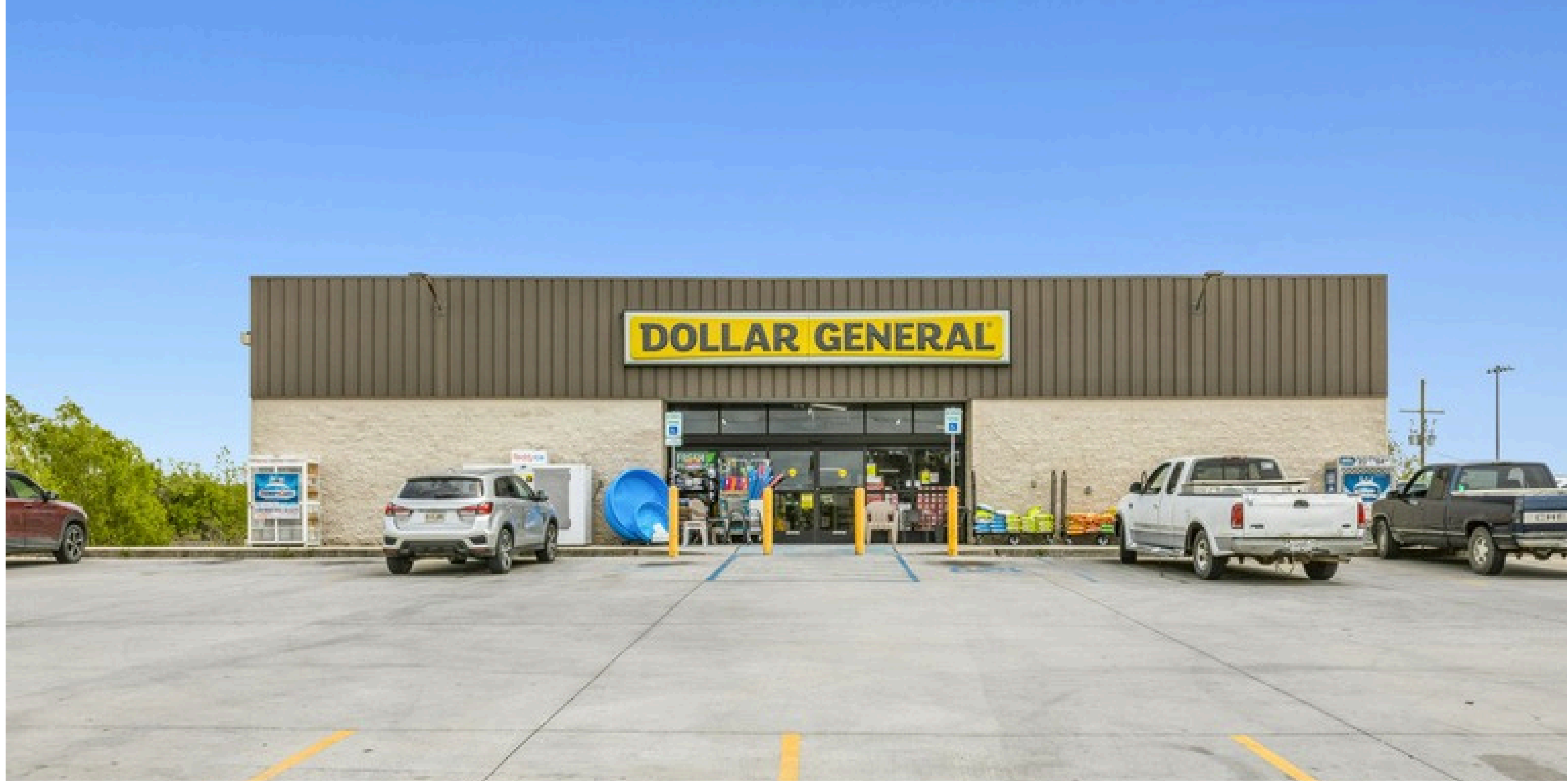
TRI OAK CONSULTING GROUP

- **High Foot Traffic Location -** This location is ranked in the 83rd percentile for Dollar General's Nationwide for foot traffic
- **Newer Construction -** This site was built in 2020
- **Long Term Lease -** 9+ Years Remaining
- **Absolute NNN Lease -** No Landlord Responsibilities
- **Investment Grade Tenant -** Corporate Guarantee (S&P Rating: BBB)
- **Large Parcel -** 2.23 Acre parcel
- **Strong Expanding Company -** Dollar General secured the 108th spot on the Fortune 500 list and earned a place on Fortune's roster of the World's Most Admired Companies for 2023. Its annual net sales surpassed $37.8 Billion

5 | OFFERING SUMMARY

LIST PRICE:	$1,550,000
CAP RATE:	7.23%

NOI:	$112,050
LEASE START:	07/01/2020
LEASE END:	07/01/2035
TERM REMAINING:	9+ Years
OPTIONS:	Four, 5-Year Options
INCREASES:	10% In Each Option
BUILDING SIZE:	9,100 Square Feet
LOT SIZE:	2.23 Acres
YEAR BUILT:	2020
LEASE TYPE:	Absolute NNN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
YEARS 1 - 15	$112,050	--	7.23%
OPTION 1	$123,255	10.00%	7.95%
OPTION 2	$135,581	10.00%	8.75%
OPTION 3	$149,139	10.00%	9.62%
OPTION 4	$164,052	10.00%	10.58%

BANG REALTY

TRI OAK CONSULTING GROUP


DOLLAR GENERAL



DOLLAR GENERAL

DOLLAR GENERAL®

Company:	**Dollar General Corporation**
Year Founded:	**1939**
Locations:	**19,986+**
Annual Sales (2023):	**$38.7 Billion**
Website:	**www.dollargeneral.com**
Headquarters:	**Goodlettsville, TN**
Guarantor:	**Corporate**

Dollar General Corporation has been delivering value to shoppers for more than 80 years. Dollar General helps shoppers Save time. Save money. Every day.® by offering products that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares and seasonal items at everyday low prices in convenient neighborhood locations. Dollar General operated 19,104 stores in 47 states as of February 3, 2023. In addition to high-quality private brands, Dollar General sells products from America's most-trusted manufacturers such as Clorox, Energizer, Procter & Gamble, Hanes, Coca-Cola, Mars, Unilever, Nestle, Kimberly-Clark, Kellogg's, General Mills and PepsiCo.
Learn more about Dollar General at www.dollargeneral.com.

LOCATION INFORMATION

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	910	5,295	8,735
2030 Projection	862	5,020	8,281
Annual Growth 2020-2025	-1.03%	-1.41%	-1.48%
Annual Growth 2025-2030	-1.08%	-1.06%	-1.06%
HOUSEHOLDS			
2025 Households	343	2,026	3,352
2030 Projection	334	1,973	3,263
INCOME			
AVG. Household Income	$51,620	$71,995	$72,983

2,775+ VPD

along Hwy 55

9 | LOCATION OVERVIEW - Montegut, LA


Downtown Baton Rouge


Lousiana State Capital Building


Louisiana Swamp Land

Montegut, Louisiana, is a small coastal community in Terrebonne Parish located along Bayou Terrebonne, with a population of just over 1,500 residents. Situated about 12 miles south of Houma and roughly 60 miles from New Orleans, Montegut offers access to larger economic centers while maintaining its close-knit, rural character. The local economy is heavily tied to maritime industries, including commercial fishing, seafood processing, oil and gas services, and marine transportation, with many residents working throughout the broader Terrebonne Parish region.

As part of Louisiana's working waterfront, Montegut plays a role in supporting key coastal industries while benefiting from nearby educational institutions such as Fletcher Technical Community College and Nicholls State University. Ongoing investments in levee systems, coastal restoration, and regional infrastructure aim to address environmental challenges and improve long-term resilience. These efforts, combined with its strategic location and strong cultural heritage, help sustain Montegut's role in the region's economy.

BANG REALTY

TRI OAK CONSULTING GROUP

TRI OAK
CONSULTING GROUP

BANG
REALTY

Sam Roe

Sales Associate
678.272.4961
Sam@Tri-Oak.com

Rutland Patterson

Sales Associate
404.341.7460
Rutland@Tri-Oak.com

Brian Brockman

License #: BROK.0995684990-ASA
Bang Realty-Pennsylvania Inc
bor@bangrealty.com
513-898-1551

DOLLAR GENERAL®

1051 HWY 55 MONTEGUT, LA 70377